



***Wellington Comprehensive Plan  
Conservation Element***

## CONSERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL 1.0**        *Wellington shall protect and preserve the functions and values of its natural resources for the benefit and enjoyment of existing and future residents of and visitors to Wellington.*

**Objective 1.1**    Wellington shall continue to meet or exceed the air quality standards established by the Florida Department of Environmental Protection (DEP) and enforced by the Palm Beach County Public Health Unit. Wellington continues to comply with or exceed the air quality standards adopted by the County and the State, and shall continue to do so.

**Policy 1.1.1**        Wellington shall continue to ensure, through its development review process that development orders are issued only where measures will be implemented to ensure air pollution does not exceed established state or county standards.

**Policy 1.1.2**        Through its development review process, Wellington shall continue to ensure that development orders are not approved unless transportation concurrency requirements are met and transportation facilities continue to operate at adopted levels of service as identified in the Transportation Element of this Plan, so as to minimize air impacts from vehicular traffic.

**Policy 1.1.3**        Wellington shall encourage and support developments which promote use of transportation alternatives to the single-occupant vehicle, such as through mass transit, carpooling, ride-sharing, or use of alternatively fueled commercial vehicles. (The Development Review Committee (DRC) process of site plan, master plan and subdivision plan review shall be used to achieve this policy.)

**Policy 1.1.4**        Wellington shall promote a roadway design criterion that facilitates safe and efficient traffic flow in order to minimize non-point sources of air pollution. These design criteria shall continue to be enforced per current design standards and shall be revised as necessary to minimize non-point sources of air-pollution through incorporation of design criteria into the Land Development Regulations to be adopted within one year from the effective date of this Comprehensive Plan. These design criteria may include signalization standards, access standards, turn lane requirements and other such standards designed to improve roadway levels-of-service. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

**Policy 1.1.5**        Through incorporation of requirements in a Land Development Regulations within one year from the effective date of this Comprehensive Plan.

Wellington shall require significant vegetative buffer zones along trafficways so as to filter sources of air pollution. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

**Objective 1.2** Water resources, including the functions and values of groundwaters, wetlands, floodplains and surface waters, shall be protected and conserved through the Development Review Committee process in accordance with established levels as defined by state, regional, county and local standards. The Development Review Committee, consisting of Wellington staff and Wellington consultants, shall continue to ensure that water and resources are protected and conserved as part of the site planning process.

Policy 1.2.1 All goals, objectives and policies contained within Wellington's Comprehensive Plan shall be consistent with Wellington's 10-year Water Supply Facilities Work Plan (Work Plan). The Work Plan is included as a part of the Comprehensive Plan as a sub-element of the Infrastructure Element. The Work Plan identifies specific conservation and reuse strategies, plans, programs for Wellington.

Policy 1.2.2 Wellington shall continue to ensure, through its development review process, that property owners are notified of all nationally and locally adopted wetland regulations and the concept of "no net loss of wetlands" and with preservation of the natural functions of wetlands. Additionally, incompatible land uses such as those with a negative impact on wetlands, shall continue to be directed away from or significantly buffered from wetlands through enforcement of existing provisions of the Land Development Regulations.

Policy 1.2.3 Wellington shall continue to ensure, through its development review process, that development orders are approved in floodplain areas only in accordance with established State Building Codes and Federal Emergency Management Agency (FEMA) standards.

Policy 1.2.4 The South Florida Water Management District (S.F.W.M.D.) permit requirements shall continue to be enforced for all land development including: minimum road crown elevations, parking lot design, first floor requirements and water quality and quantity requirements.

Policy 1.2.5 Excessive consumption of potable water shall continue to be discouraged through promotion and implementation of Wellington's Water Conservation Initiative and such water saving techniques as requiring ultra-low volume plumbing fixtures, Xeriscaping, and lawn irrigation restrictions in a manner consistent with the Water Supply Facilities 10 Year Work Plan (Work Plan). Emergency water conservation measures in periods of drought shall continue to be observed in accordance with code requirements.

Policy 1.2.6 Wellington shall encourage the use of well, surfacewater or other non-potable water sources for irrigation purposes through the use of a direct mail public information program to be conducted as a part of Wellington Water Conservation Program.

Policy 1.2.7 Wellington shall continue to ensure the potable water supply in Wellington continues to meet or exceed the minimum quantity and quality requirements of all applicable state and federal regulations.

Policy 1.2.8 Wellington shall continue to review development proposals to ensure that water storage capacity is provided through mechanisms such as stormwater retention areas, consistent with South Florida Water Management District and other applicable water management agency regulations.

Policy 1.2.9 Wellington shall continue to coordinate with the SFWMD through regular attendance at applicable meetings to provide input into the East Coast Buffer (ECB) expansion, Water Preserve Area or Basin B Stormwater Treatment areas to ensure consistency for the planning of the areas.

Policy 1.2.10 Wellington shall evaluate and encourage innovative planning tools such as conservation easements, cluster development, and using the development review/permitting processes detailed in the Land Use Element to minimize the impacts of development or potential development upon the acquisition and future use of these areas. Such planning tools shall be fully considered through the development of the Land Development Regulations to be adopted within one year from the effective date of this Comprehensive Plan.

Policy 1.2.11 Wellington shall continue to review development proposals to ensure that pre-treatment for stormwater runoff is accomplished through use of grassy swales, wetlands filtration, exfiltration trenches, or other means consistent with the Best Management Practices of the South Florida Water Management District. This shall be accomplished through paving and drainage plan reviews conducted by The Wellington Engineer as part of Wellington's ongoing land development permitting process.

Policy 1.2.12 Wellington shall prohibit any development within designated public potable water wellfields and their respective cones of depression, if the development uses regulated substances except as provided in the Palm Beach County Wellfield Protection Ordinance. The Palm Beach County Wellfield Protection Ordinance 91-29 as such may be amended from time to time and is hereby adopted by reference. This ordinance may be superseded by an ordinance of Wellington so long as the superseding ordinance accomplishes substantially the same purpose.

Policy 1.2.13 In conjunction with the South Florida Water Management District, Wellington has adopted and shall continue to enforce "Best Management

Practices” to minimize the negative impacts of animal wastes, stormwater discharge, and land development within the Basin B area on water quality.

Policy 1.2.14 Wellington shall continue to ensure that mining and excavation activities do not adversely impact the quality of our water resources. Mining and excavation activities shall be permitted only when deemed consistent with review procedures established in existing Land Development Regulations or as may be revised and adopted within one year of the effective date of this Comprehensive Plan. Water quality protection measures included in the mining and excavation permitting process will continue to include requirements for planted littoral zones, sloping and grading requirements, reclamation and restoration requirements, sodding or seeding of canal and lake banks, and monitoring and enforcement procedures. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

Policy 1.2.15 Excavation permits shall be issued only in cases where a determination has been made that the operation will not adversely affect surrounding properties and that a reclamation plan, when required, has been approved by the South Florida Water Management District (SFWMD). Bonding or other methods of security shall be required to ensure reclamation of mining operations where appropriate.

Policy 1.2.16 Turbidity control measures such as turbidity curtains and other methods approved by Wellington shall be required to be used during any excavation within or along Wellington’s canal and lake system. Said measures shall be required to be identified on excavation permit applications, where appropriate.

Policy 1.2.17 Wellington shall continue to pursue the use of treated sewage effluent for irrigation of Wellington property whenever possible in a manner consistent with Work Plan.

Policy 1.2.18 Wellington as feasible shall to continue to install additional lines for further distribution of treated effluent throughout Wellington for irrigation purposes in a manner consistent with Work Plan.

Policy 1.2.19 Wellington shall continue to explore innovative and effective measures to promote the conservation of water through research of new technology and methods for existing and proposed development as well as for irrigation purposes.

**Objective 1.3** Wellington has adopted through its land development regulations and permitting processes suitable measures to conserve, appropriately use and protect its soil and mineral resources and its native vegetative communities. This shall continue to be accomplished through enforcement of existing protection measures incorporated into the Land Development Regulations. Said protective measures shall continue to be

implemented through the excavation, paving and drainage, building, and vegetation removal permit processes. Said protection measures shall include but not be limited to those described in the implementing policies contained in this Element.

Policy 1.3.1 Natural functions of existing soils shall be preserved through adherence to code provisions addressing soil conservation techniques such as requiring canal and lake banks to be properly sloped and immediately stabilized, and requiring recently cleared and graded land to be seeded or sodded within thirty days of clearing work. Such provisions shall continue to be implemented through the existing excavation and vegetation removal permit processes.

Policy 1.3.2 Wellington shall continue to implement land development code requirements addressing protection of native vegetative communities, to the greatest extent feasible, including requirements for removal of invasive, exotic vegetation where appropriate and allowing for mitigation credits where possible. These protection measures shall continue to be administered through the Development Review Committee and vegetation removal permit processes.

Policy 1.3.3 Wellington shall continue to maintain its “Tree City USA” designation which shall continue to have as its primary goal the preservation of Wellington’s native vegetation and pine flatwood tree canopy.

Policy 1.3.4 Wellington has adopted a tree preservation ordinance which shall have as its primary goal the preservation of existing vegetation to the greatest extent possible, and to require mitigation where preservation is not possible.

Policy 1.3.5 Land development proposals shall be reviewed with respect to potential adverse impacts to natural reservations or native upland vegetation and shall be denied or appropriately revised as necessary to preclude such adverse impacts prior to development permit issuance. These protection measures shall continue to be administered through the Development Review Committee and vegetation removal permit processes. These measures shall continue to include but not be limited to requiring the establishment of preserve areas for a portion of native upland vegetation, preserving and incorporating specimen trees and general tree protection into site design, requiring vegetation inventories, providing habitat and corridors for wildlife, and buffering incompatible types of development.

Policy 1.3.6 Wellington shall continue to have regularly scheduled meetings of the official “tree board” whose mission shall be to develop and administer a comprehensive community tree management program for the care of trees on public property and for developing and citing minimum standards for tree protection and maintenance on a community-wide basis.

**Policy 1.3.7** Wellington shall continue to enforce its vegetation protection standards incorporated in its Land Development Regulations (LDR). These standards shall continue to establish an administrative review and permitting process to prohibit the unnecessary removal or destruction of existing native upland vegetation and require the eradication of certain invasive non-native plant species. Specifically the LDR shall continue to limit the removal of vegetation from a site until the approval of a bona fide site development plan. It shall also continue to require the establishment of preserve areas for a portion of native upland vegetation; require preserving and incorporating specimen trees into the site design; and prohibit the clear cutting or total removal of native vegetation from a site. Wellington's LDR state that no less than 50% of the required trees and shrubs for non-residential uses shall be classified as "native." Wellington's LDR's require residential development to contain a minimum of 50% of plant species be selected from Wellington's "Preferred Species List" which consists of native, drought tolerant species or non-invasive species that are not destructive to native species.

**Policy 1.3.8** Wellington shall support the Florida Department of Environmental Protection's (FDEP) Ecosystem Management initiative for protecting and sustaining Florida's natural resources. Specific attention will be paid to protecting the ongoing ecosystem management programs of the Loxahatchee National Wildlife Refuge. This will be accomplished through requiring specific impact analyses as part of the development review process for lands that abut or could potentially impact the Loxahatchee National Wildlife Refuge.

**Policy 1.3.9** Wellington shall support the Century Commission for a Sustainable South Florida to protect the Everglades ecosystem. This will be accomplished by accommodating future development in the existing developed areas; discouraging new development near the fringes of the Everglades system; transforming urban sprawl into quality development patterns; and reducing the reliance on water from the Everglades.

**Policy 1.3.10** By December 31, 2010, Wellington shall evaluate its Landscape Code to determine the feasibility of an increase of minimum of native species of trees, palms and all plant material for new residential and non-residential development.

**Objective 1.4** Wellington shall continue to conserve and protect its wildlife, fresh water and fisheries habitats through enforcement of existing regulations and through adoption of protection measures within the Land Development Regulations within one year of the effective date of this plan. The existing and adopted measures will be enforced through the Development Review and Engineering Permit Processes. Protection measures will continue to include habitat identification and preservation requirements and enforcement of water quality control standards through the development review process.

**Policy 1.4.1** Within one year of the effective date of this Plan, Wellington shall adopt a “preservation enforcement” ordinance which will include punitive measures where necessary to address the monitoring and preservation of the functions and values of wetlands/conservation areas as designated “Conservation” on the Future Land Use Map.

**Objective 1.5** Wellington shall continue to protect state and federally listed species which have been identified as endangered, threatened, of special concern, or rare, by the U.S. Fish and Wildlife Service, Florida Game and Freshwater Fish Commission, Florida Committee on Rare and Endangered Plants and Animals, or the Florida Department of Agriculture.

**Policy 1.5.1** Wellington will continue to require identification of protected plant and wildlife communities at the earliest stage of development review. Where any of these species are present, Wellington will continue to require the protection of these species through the development review process. Protection measures will continue to include habitat protection through preservation area requirements, wetlands protection, native upland habitat protection, mitigation techniques, and site design review to ensure that development does not adversely impact plant and wildlife communities which have been identified as endangered, threatened, of special concern, or rare.

**Objective 1.6** Wellington shall monitor future technological development in order to ensure Wellington remains informed of energy conservation and alternative energy technologies and is able to benefit from the maximum available incentives, rebates or grants.

**Policy 1.6.1** In compliance with Florida Statute Section 163.3177, municipal buildings constructed shall, at a minimum, be LEED certified or other green building rating systems, including Green Globes and the Florida Green Building Coalition standards.

**Policy 1.6.2** Wellington shall explore development of incentives for the private construction of structures built to LEED certified or other green building rating systems, including Green Globes and the Florida Green Building Coalition standards.

**Objective 1.7** Wellington shall address Greenhouse Gas Reduction Strategies (GHG) through factors affecting energy conservation and include “energy conservation” in the Future Land Use Map Series.

Wellington’s GHG reduction strategies are contained within goals, objectives and policies throughout the Conservation Element and are intended to promote GHG reduction by:



- Reducing water demand.
- Reduction of the “heat island effect” which occurs when warm temperatures are experienced in urban areas compared to adjacent rural areas because of solar energy retention on constructed surfaces.
- Recycling.
- Reduction of vehicle miles traveled.
- Increasing the tree canopy.
- Educational initiatives.
- Promoting energy conservation.

Wellington’s Comprehensive Plan Map Series identifies areas where components of Wellington’s energy conservation strategies exist:

- Land Use Element Map Series - contains future land use designation map, municipal facilities map, soil survey, wellhead protection area map and parks map, lakes and canal map.
- Transportation Element Map Series - contains public transportation and transportation alternatives locational information.
- Recreation and Open Space Element Map Series - contains municipal owned park map.
- Equestrian Element Map- contains equestrian trail master plan.

Policy 1.7.1 Wellington shall maintain its United States Environmental Protection Agency designation as a Wastewise Partner and promote reduction of municipal waste.

Policy 1.7.2 Wellington shall maintain efforts to promote green initiatives and provide educational opportunities for residents and Wellington staff.

Policy 1.7.3 Wellington shall provide educational opportunities to residents and business owners to support better energy efficient buildings, energy efficient appliances, waste recycling, use of building products from renewable resources, non-toxic building products and water efficient fixtures and landscapes by utilizing means such as Wellington’s website and media outlets, school outreach, participation in national programs and other efforts.

Policy 1.7.4 Wellington employees utilizing Wellington vehicles and equipment shall strive to reduce emissions by practices including, but not limited to, unnecessary vehicle idling, carpooling to meetings when feasible and use of webcast/audio-conferencing.

Policy 1.7.5 Wellington consolidated the majority of its municipal offices by the construction of a central municipal complex to maximize efficiency, reduce travel between municipal facilities and consolidate residential services to a single location.